

**Planning Board Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: October 27, 2005 at 6:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

**MANCHESTER PLANNING BOARD
BUSINESS MEETING**

**Thursday, October 27, 2005 – 6:00 p.m.
City Hall, Third Floor, Aldermanic Chambers**

I. ADMINISTRATIVE MATTERS (See Enclosed):

1. Approval of Minutes of Meetings held on September 8, 2005 and September 22, 2005.

II. REGULATORY MATTERS:

(Tabled Items)

2. S-39-2005 Property located on Lindstrom Lane, an application to subdivide property to create fifteen (15) single family lots having frontage on a new public street – TF Moran for Milton and Sally Argeriou
Public Hearing Held: 09/08/05 [Staff Report Enclosed]
Deadline for Action: 11/03/05
3. S-40-2005 Property located at 244 West Rosemont Avenue, an application to subdivide property to create one (1) new duplex building lot – Joseph M. Wichert for Denis E. Duhaime
Public Hearing Held: 09/08/05 [Staff Report Enclosed]
Deadline for Action: 11/03/05
4. S-43-2005 Property located at 192 Arah Street, an application to subdivide property to create two (2) building lots – David O'Hara for George & Becky Kokkinos and Beck's Custom Homes, Inc.
Public Hearing Held: 09/08/05 [Staff Report Enclosed]
Deadline for Action: 11/03/05
5. SP-27-2005 Property located at 167 Silver Street, an application for site plan approval for the construction of eight (8) attached townhouse dwelling units – Keach-Nordstrom Assoc. for KAM Development, LLC (applicant) and Cynthia & Dennis Potter (owners)
Public Hearing Held: 09/08/05 [Staff Report Enclosed]
Deadline for Action: 11/03/05
6. SP-29-2005 Property located at 661 Bell Street, an application to create a planned
PD-10-2005 development, and for site plan approval for the construction of a total of 38

dwelling units – Northpoint Engineering for Valley Vista, LLC
Public Hearing Held: 08/11/05 [Staff Report Enclosed]
Deadline for Action: 10/13/05

7. SP-30-2005 Property located at 32 N. Main Street, an application for site plan approval for the construction of a 2,800 sq. ft. retail building with on-site parking – Eric Mitchell & Assoc. for Otis Realty & 32 N. Main Street Corp.
Public Hearing Held: 08/11/05 [Recommendation Enclosed]
Deadline for Action: 10/13/05

(Current Items)

8. S-44-2005 Property located at 79 Carl Drive, an application to subdivide property to create a 1.5 acre industrial building lot – Joseph M. Wichert for 79 Carl Drive LLC
Public Hearing Held: 10/13/05 [Recommendation Enclosed]
Deadline for Action: 12/15/05
9. S-46-2005 Property located at 207 W. Mitchell Street, an application to subdivide property to create two (2), two-family building lots – Duval Survey for Pierre Peloquin and Dennis Proulx
Public Hearing Held: 10/13/05 [Recommendation Enclosed]
Deadline for Action: 12/15/05
10. S-48-2005 Property located on Sargent Road, an application to subdivide property by adjusting property lines, without creating a new lot – Joseph M. Wichert for HCH Real Estate Trust and Ronald Gosselin
Public Hearing Held: 10/13/05 [Recommendation Enclosed]
Deadline for Action: 12/15/05
11. SP-33-2005 Property located on Carl Drive, an application for site plan approval for the construction of an 8,200 sq. ft. veterinary hospital – Keach-Nordstrom Assoc. for Stenbak Design Assoc.
Public Hearing Held: 10/13/05 [Staff Report Enclosed]
Deadline for Action: 12/15/05

III. OTHER BUSINESS ITEMS:

12. M-08-2004 Application by South Bedford Street Holdings, LLC for a voluntary merger of four (4) parcels including TM 930, Lot 7, TM 274, Lot 7, Parcel “X” (formerly a portion of a street ROW), and a discontinued portion of South Bedford Street.
13. M-18-2005 Application by Riverside Trust LLC for a voluntary merger of two (2) lots at 567 Union Street and 575 Union Street, being TM 21, Lots 6 & 7.
14. M-19-2005 Application by Barbara N. Lemay for a voluntary merger of two (2) lots at Brickett Road and Cohas Avenue, being TM 612, Lots 1A & 1B.
15. Request by Babar Khan, P. E., representing Shefdun LLC, and Bradford Oil Company, for the addition of a storage shed at 510 Harvey Road (SP-23-2002).

16. Request from the Director of Planning to the Planning Board for release of funds from the S. Willow Street C.I.P. fund for signalization at S. Beech Street and Gold Street.
17. Further Board/staff discussion regarding site inspections.
18. Review for Regional Impact of new applications.
19. Any other business items from Staff or Board.